



## A LOVELY LOW MAINTENANCE HOME IN A SUPERB POSITION.

11 PINE TREE CHALETs, LA ROUTE DE L'ISLET, ST SAMPSON, GY2 4EX

**Asking Price £364,000**





Situated in a superb position just a stone's throw from the beach • Presented to the market in move-in condition throughout • Ample parking for up to four vehicles • Lovely west facing rear garden ideal for the evening sun • A fantastic low maintenance home or buy-to-let investment

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2 Bedrooms • 1 Bathrooms • 1 Reception

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### Description

Just a few hundred yards from the beach, set back from the main road 11 Pine Tree Chalet is a superb option for those looking for either an investment, downsizer or first time buy.

The accommodation is set out over one level and consists of a fully fitted kitchen, living room, good size double bedroom with fitted furniture, second bedroom and bathroom with a white three piece suite.

Externally, there is a private garden area with parking for up to four vehicles. The rear garden faces west making it ideal for the evening sun.

11 Pine Tree Chalets is situated in a fantastic position just a stone's throw from the popular Grand Havre Bay. With local amenities including supermarkets, shops, restaurants, kiosks and Vale Church all within close proximity. A main bus route is available immediately outside the property from La Route De L'Islet. The school catchment area for the property is Haute Capelles Primary and St Sampsons High School.

### Services and Notes

Mains electricity, gas, water and drainage. Gas fired central heating. UPVC double glazing. TRP 57.

### Tenure

Freehold

### Directions

Travelling along La Route De L'Islet from Vale Church take the left hand turning in to Pine Trees, carry straight on and number 11 is the second on the right hand side after the bend. Please note the property is accessed from a private walkway at the end of the terraces. Perry's Guide Map Reference: Page 10 A1.

### Viewing

Strictly by appointment with Savills.



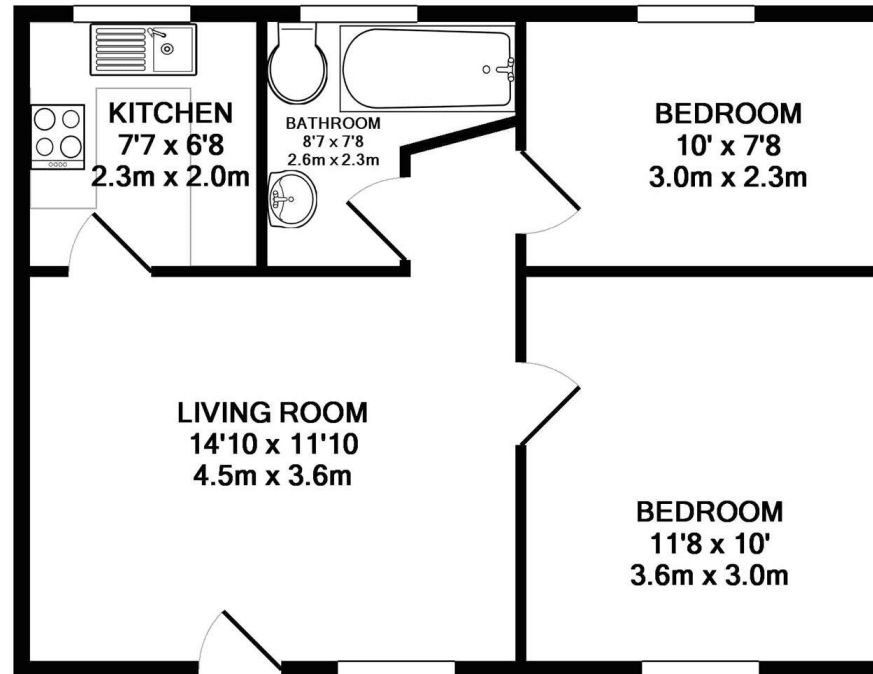




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## FLOORPLANS

Gross internal area: 614 sq ft, 57 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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